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TOWN OF HANSON, MA

Hanson Economic Development Committee
Minutes of the Public Meeting of
December 13, 2021 at 6:00 PM
Town Hall, Meeting Room A, 2ND Floor
542 Liberty Street, Hanson, MA02341

Call to Order

At 5:30 PM the Hanson Economic Development Committee was called to order by The Committee Chair, Laura Kemmett. Those present were as follows:

Present: Laura Kemmett, Committee Chair
Dan Bathelon-member
Ken Sweezey-member
Kevin Cohen- member
Jim Geronaitis-member
Tony DeFrias-Town Planner
Jillian Tully- Assistant to the Planning Board

Others Present:

Lisa Green- Town Administrator

Documents:

Mixed-Use Development: 60-86 Broad St, Bridgewater, MA

Minutes

Introduction of the new Town Planner and Administrative Assistant to the Planning Board

Ms. Tully introduced herself as the new Administrative Assistant to the Planning Board. Mr. DeFrias introduced himself as the new Town Planner and briefly described his background in the private sector as a registered land surveyor.

Discussions

40R Proposal

Chairman Kemmett stated that there is an area on Main Street that has been identified as a good candidate for 40R zoning. She continued, expressing that she hoped the Economic Development Committee will serve as support to the Planning Board team. She then asked Town Planner, Mr. DeFrias, to provide a quick synopsis of chapter 40R.

Mr. DeFrias stated that The State will be coming out with regulations for all cities and towns that have an MBTA station and that the 40R zoning will be able to meet those requirements. The

State is going to enforce these regulations and if the town does not meet them, we will lose the ability to apply for certain valuable grants.

Mr. DeFrias read aloud from the Zoning and Housing Protection Act, 40 R, which offers cities and towns financial incentives through "Smart Growth" which can provide opportunities to bring housing costs down and production up. It will also provide funding to cities and towns that meet procedural standards that have been set, some of which included: land within a half mile radius of a MBTA station, 20% of affordable housing, etc.

Mr. DeFrias then presented a document showing a similar mixed use development in Bridgewater to serve as an example of the type of feel, architectural style, etc. that mixed use zoning can bring. Mr. DeFrias added "that re-zoning may make developers more interested in the space."

Mr. Geronaitis added to the conversation stating that this type of design would create a cohesive look with an aesthetic that would add to the town.

Chairman Kemmett stated that the rezoning may make it more appealing for developers who want to invest, stating, "Perhaps by rezoning, it may make properties more appealing to developers thus increasing the price. Also makes it more appealing for existing owners."

Main Street enforcement

Chairman Kemmett said that the State fire Marshall, Building Inspector and Fire Chief cited one of the buildings on Main Street with several violations and are currently in the process of enforcing those which have the backing of the state. She went on to say that this is the first enforcement in the last 4 years that she is aware of.

Next Steps

- The Planning department can keep the Economic Development Committee updated on 40R.
- Reach out to Plymouth County Hospital to discuss the status of our Park Project.
- Research Grant availability that will be helpful to our goals
- Creation of working Project Groups
- Confirm a regular meeting schedule.

Next Meeting

TBD

Adjournment

The meeting was adjourned at 6:28 PM.

Respectfully submitted,

Jillian Tully

Administrative Assistant to the Planning Board
Town of Hanson, Massachusetts